

Town and County of Nantucket
ROADS AND RIGHT OF WAY COMMITTEE

Posted Meeting of
JUNE 18, 2024, at 4:00 pm
Held by Zoom Videoconferencing @
https://www.youtube.com/watch?v=unzWJRTXfFo&list=PL49sKqpy7VAi_AAArzhvnU4I5DTnh_iVDj1&index=46.

DRAFT MINUTES FOR REVIEW AND APPROVAL

1. Call to Order, Approval of the Agenda, Approval of Minutes, and Public Comments.

A. Call to Order.

Chair Bill Grieder called the meeting to order at 4:03 pm; in attendance, confirmed by roll-call vote, were committee members Nelson “Snookie” Eldridge, Ed Gillum, Bill Grieder, Nat Lowell, Allen Reinhard, Lee Saperstein, and Phil Smith; there was a quorum at all times. The meeting was recorded and the video link for watching the meeting live is included above. It will be the same for the balance of this committee year.

Guest: Tracy MacDonald, Town of Nantucket Real Estate Specialist, Karel Greenberg, President, Siasconset Civic Association.

Absent: Rick Atherton and Rob Ranney.

The meeting was recorded and can be viewed on the Town’s You Tube site (on Town’s main web page at “Watch Meetings Live”, select “Playlists” then look for “Roads and Right of Way”): https://www.youtube.com/watch?v=unzWJRTXfFo&list=PL49sKqpy7VAi_AAArzhvnU4I5DTnh_iVDj1&index=46.

B. Approval of the Agenda. The agenda was approved with the roll call (Snookie Eldridge, aye; Ed Gillum, aye; Bill Grieder, aye; Nat Lowell, aye; Allen Reinhard, aye; Lee Saperstein, aye; and Phil Smith, aye.)

C. Approval of the minutes of the meeting of May 23, 2024.

A motion to approve the minutes of May 23, 2024, was made by Allen Reinhard, seconded by Nat Lowell, and approved by roll-call vote (Snookie Eldridge, abstained because not present last month; Ed Gillum, momentarily left room so did not vote; Bill Grieder, aye; Nat Lowell, aye; Allen Reinhard, aye; Lee Saperstein, aye; and Phil Smith, aye.).

D. Public Comments on Matters Not on the Agenda.

There was none.

2. ‘Sconset Bluff Walk Update.

Bill Grieder introduced Tracy MacDonald, Real Estate Specialist, by saying that there was a new development along the 'Sconset Bluff Footpath, which she could explain. There has been an official complaint, kept anonymous, by a walker on the access way at 27 Baxter Road who had been yelled at by the abutter. Officially, this is Frazer Street (or Lane) and is the extension of Emily Street to the bluff. There are flat, in-the-ground markers at either end of the path but the path itself is not defined and follows the edge of the driveway/parking area for number 27.

Tracy MacDonald shared the registered plan of the two lots, 27 and 29 Baxter Road, which is 2012-27, attached, and explained that the paper road, called Frazer Lane (or street) is 15 feet wide. Because number 29 was recorded in the Land Court, its southern boundary is to the middle of the paper road, hence the lateral way to the Bluff Footpath is entirely in the land of 27 Baxter Road and is 7.5-ft. wide. She went on to say that the Town took the way but has not yet conveyed it to the abutter, nor created a pedestrian easement for the lateral access way to the Bluff Footpath. On the plan, the potential footpath would be in Parcel B4. The issue has been brought to her attention by an attorney who represents the owners of number 27. She will continue to negotiate with the attorney in the hopes of establishing an amicable agreement for the conveyance and creation of a pedestrian easement.

The committee's discussion then focused on the style of stone marker and its specific location at the edge of Baxter Road. Bill Grieder shared photographs of the current stone location. It was suggested that Tracy MacDonald include the question of marker style, flat or upright, in the negotiation with the attorney. She went on to explain that one of her projected tasks is to research all of the lateral ways to the 'Sconset Bluff Footpath to find out if any, other than one on Frazer Lane, needs legal work. In terms of what the committee needs to do next with this issue, exact location of the public-way marker appeared to be the question. Phil Smith moved that a survey was needed to mark accurately the corner bounds of the property; Ed Gillum seconded the motion and it was approved unanimously (Snookie Eldridge, aye; Ed Gillum, aye; Bill Grieder, aye; Nat Lowell, aye; Allen Reinhard, aye; Lee Saperstein, aye; and Phil Smith, aye).

Bill Grieder then moved on to other Footpath issues that he illustrated with photographs: the marker at the beginning of the path needs to have vegetation around it trimmed; hanging branches area hazard; as an area of exposed roots. Tracy MacDonald suggested that the committee submit a work order to the DPW and Bill Grieder agreed to initiate one.

3. Other Business and Member Comments.

Bill Grieder asked if there were any comments from members of the committee. Yes, said Snookie Eldridge; he had been given a paper copy of a 1930 Land Court record that suggested that there was an open issue with registered land somewhere near to 63 Baxter Road. It was suggested by Tracy MacDonald that he have it scanned in the Town's offices and, thence, shared with her and the committee. It was noted also that there was a water-box issue somewhere near to 71 Baxter Road that she might wish to investigate.

Nat Lowell suggested that there are issues with the new developments along North Mill Street that might go on a future agenda.

4. Adjournment.

Adjournment came at 5:14 pm by motion of Phil Smith, seconded by Allen Reinhard, and approved unanimously (Snookie Eldridge, aye; Ed Gillum, aye; Bill Grieder, aye; Nat Lowell, aye; Allen Reinhard, aye, Lee Saperstein, aye, and Phil Smith, aye).

Next meeting: 4:00 pm, July 16, 2024.

Lee W. Saperstein, Secretary, June 24, 2024.

DRAFT

Roads & ROW Ongoing Projects List as of 1/11/24

Public Way Monument Project: *(Lee & Allen & Snookie)*

Update file of existing monuments

- In progress as of 7/25/2023

Install remaining monuments at Sconset Footpath, Hulbert Ave., and other locations

- Need scheduling with DPW as of 7/25/2023

Land Bank to install monuments at Westchester St. Ext. & Crooked Lane

- Land Bank to install monuments when they complete their access project as of 7/25/2023

Public Way Access Maintenance

- DPW work orders have been issued for the maintenance of the public path between 51 and 55 Nobadeer Ave, including brush cutting, and also to restore access to the public access path at 18 Nobadeer Avenue. Allen Reinhart to assist DPW the exact to avoid any encroachment on private property. as of 1/16/2024
- Reestablish access at 18 Nobadeer Avenue To be completed by homeowner as of 7/25/2023

Sidewalk Projects: *(Lee & Allen)*

Wauwinet Road Side Path

- This project under way by DPW as of 1/16/2024

Tom Nevers Side Path

- This project is being reviewed by the Bicycle and Pedestrian Advisory Committee (BPAC) and DPW as of 7/25/2023

Cliff Road Coffin Park to bike path at Sherburne Turnpike

- Request sent to Selectboard to add to future sidewalk list. as of 7/25/2023

Pleasant St. Gardner Perry Lane to Williams St.

- Project back for additional possible redesign as of 12/19/2023

Lovers Lane Bike path/ road reconstruction

This project is being managed by Town Administration and DPW. Staff meets each week with the engineer, GPI, to discuss steps to advance the design from preliminary to final design now that funding for permitting and construction has been approved. as of 7/25/2023

Follow implementation of downtown sidewalk improvements

- DPW continuing to reset bricks and curbing in the downtown area as of 12/19/2023

Bike/Pedestrian connection from Surfside to Hummock Pond to Madaket paths

- Land takings completed – needs Town Meeting funding as of 7/25/2023

Prospect Street sidewalk from Milk Street to Madaket bike path

- Unfeasible to complete past Quaker Cemetery footprint - need to develop alternative route, possible down Vestal St to Wynn Street to Madaket Road. as of 7/25/2023

Chapter 91 Monitor Project: *(Lee, Rick, Phil)*

GIS department head Nathan Porter making available online (Phil Smith reviewing) as of 7/25/2023

Chapter 91 Licenses

- Requested ConCom to copy RROW on any received applications or notices as of 7/25/2023
- Nantucket and Madaket Harbors Action Plan Update Committee Identify licenses along route for the Harbor Walk
 - Committee conducting public survey (Phil Smith reviewing) as of 7/25/2023

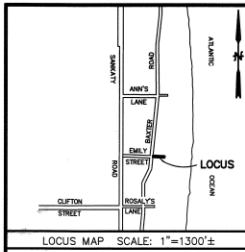
Nantucket Greenway and Trail System Project: *(Allen, Lee)*

Nantucket Central Railroad trail map of existing portions of route

- Locations identified at Easy Street, Washington Street extension, Naushop development and Bayberry Commons to Surfside as of 7/25/2023

Sconset Bluff Walk Subcommittee Review: *(Allen, Ed, Nat)*

- Identified (2) locations for monument installation as of 7/25/2023
- Identifying encroachments as of 12/19/2023



NOTES:

1. THE PREMISES SHOWN ON THIS PLAN ARE LOCATED WITHIN THE "X" ZONE AS DELINEATED ON THE "FIRM" MAP OF COMMUNITY NO. 250230 0004 D; MAP REVISED 11/06/1996 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
2. THE PLANNING BOARD DETERMINES THAT:
LOT(S) PARCELS 'B3' & 'B4' DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BY-LAW BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BYLAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

MERIDIAN PLAN BOOK 22, PAGE 17

2012 000000027
BK: Pg 0 Page 0
Doc: PLAN 04/11/2012 11:45 AM

NANTUCKET REGISTRY OF DEEDS

Date: 04/11/2012
Time: 11:45 AM

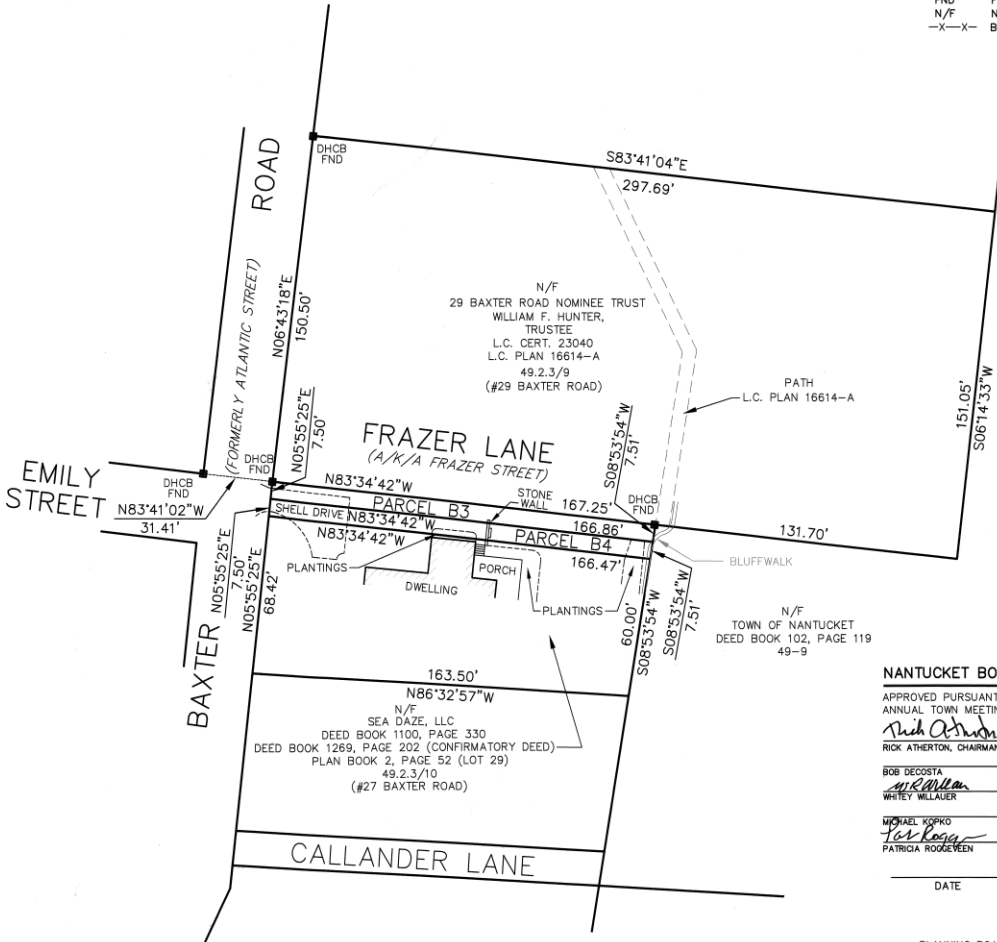
Plan BK: _____ PG: _____
Plan File: 2012-27

Attest: [Signature] Register

Sheet 1 of 1

RESERVED FOR REGISTRY USE ONLY

- LEGEND:**
- DHCB DRILL HOLE/CONCRETE BOUND
 - FND FOUND
 - N/F NOW OR FORMERLY
 - X-X- BOARD FENCE



NANTUCKET BOARD OF SELECTMEN

APPROVED PURSUANT TO ARTICLE 74
ANNUAL TOWN MEETING APRIL 5, 2010.

[Signature]
RICK ATHERTON, CHAIRMAN

BOB DECOSTA
[Signature]
WHITNEY WILLAUER

DIANE KOPKO
[Signature]
PATRICIA ROOSEVEEN

DATE

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING.

NANTUCKET PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

[Signature]
BARRY TAYLOR, CHAIRMAN

[Signature]
SYLVIA HOWARD, DEPUTY CHAIRMAN

[Signature]
NATHANIEL LOWELL

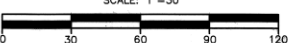
JOHN MCAULIFF
[Signature]
LINDA WELLS

DATE APPROVED: 04-09-2012
DATE SIGNED: 04-09-2012
FILE NO.: 7430

PLAN TO ACQUIRE LAND FOR
GENERAL MUNICIPAL PURPOSES
FRAZER LANE

IN
NANTUCKET, MASSACHUSETTS
PREPARED FOR:
TOWN OF NANTUCKET
SCALE: 1"=30' DATE: OCTOBER 10, 2011

NANTUCKET SURVEYORS, LLC
5 WINDY WAY
NANTUCKET, MA 02554



PARCEL NO.	MAP & PLOT	AREA	OWNER
B3	49.2.3-9	1,253± S.F.	WILLIAM F. HUNTER, TRUSTEE
B4	49.2.3-10	1,250± S.F.	SEA DAZE, LLC

"I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS."

[Signature] 10/11/11
PROFESSIONAL LAND SURVEYOR DATE



RROW Meeting June 18 photos



Figure 1- 27 Baxter at driveway



Figure 2- 27 Baxter toward ocean
Baxter from footpath



Figure 3- 27



Figure 4 - Bluff walk start 2



Figure 5 - Bluff walk start 1



Figure 6 - Hazard 1



Figure 7 - Hazard 2



Figure 8 - Marker issue before



Figure 9 - Marker issue after